

8249-A 247 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B22-3-B (205.31) to permit a side yard setback of 21' instead of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We have difficulties in winter with our cars, we are getting closer to retirement and ours is a health matter above all. (see attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
County for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
as above
Name
Address
Phone No.

Legal Owner(s):
Joseph Wilder
(Type or Print Name)
Signature
(Type or Print Name)
Rose Wilder
(Type or Print Name)
Signature
Item 47
3430 Birch Hollow Rd. 486-1233
Address Phone No.
Baltimore, Maryland 21208
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
as above
Name
Address
Phone No.

Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of September, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1981, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Birch Hollow Rd., 104' :
W of Dorian Rd., 3rd District : CF BALTIMORE COUNTY
JOSEPH WILDER, et ux, Petitioners : Case No. 82-119-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmelman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

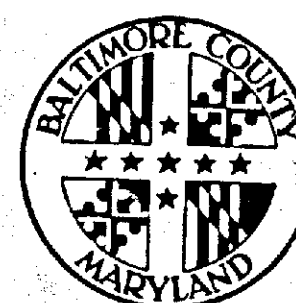
I HEREBY CERTIFY that on this 30th day of October, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph Wilder, 3430 Birch Hollow Road, Baltimore, Maryland 21208, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Joseph Wilder
3430 Birch Hollow Road
Baltimore, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of September, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph & Rose Wilder

Petitioner's Attorney

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1981

CITY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas E. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of
Fire Department
Health Department
Project Planning
Building Department
Department of Education
Planning Administration
Industrial Development

Mr. & Mrs. Joseph Wilder
3430 Birch Hollow Road
Baltimore, Maryland 21208

RE: Item No. 47
Petitioner - Joseph & Rose Wilder
Variance Petition

Dear Mr. & Mrs. Wilder:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas E. Commodari
NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

MEC:mch

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #47 (1981-1982)
Property Owner: Joseph & Rose Wilder
N/S Birch Hollow Rd. 104.14' W. of Dorian Rd.
Acres: 100 x 200 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 36412 executed in conjunction with the development of Stevenson at Anton Farms, of which this property comprises Lot 7, Block "B" plat of "Section One Stevenson at Anton Farms", recorded R.R.G. 30, Folio 7.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 47 (1981-1982).

Very truly yours,

Robert K. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
C-NW Key Sheet
37 NW 18 Pos. Sheet
NW 10 E Topo
68 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 26, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47, Zoning Advisory Committee Meeting, September 8, 1981, are as follows:

Property Owner: Joseph and Rose Wilder
Location: N/S Birch Hollow Road 104.14' W of Dorian Road
Acres: 100 X 200
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:sh



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 24, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of September 8, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for Item number 47 through 50.

Michael S. Flynnigan
Traffic Engineering Associate II

MSF:r1j

ORDER RECEIVED FOR FILING

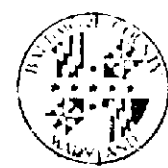
DATE November 17, 1981
BY [Signature]
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of November, 1981, that the herein Petition for Variance(s) to permit a side yard setback of two feet in lieu of the required fifteen feet, for the expressed purpose of constructing a garage attached to the existing dwelling, in accordance with the site plan filed herein, dated August 19, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however,

to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph and Rose Wilder

Location: N/S Birch Hollow Road 104.14' W. of Dorian Road

Item No.: 47 Zoning Agenda: Meeting of September 8, 1981

Centilemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy at beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]
REVIEWER: [Signature] Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 82-119-A Item 47

Date: October 27, 1981

Petition for Variance
North side of Birch Hollow Road, 104 ft. West of Dorian Road
Petitioner - Joseph Wilder, et ux

Third District

HEARING: Tuesday, November 10, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 23, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #47 - Joseph and Rose Wilder
- Item #51 - The Colonial Company
- Item #52 - Frank J. Curreri, Sr.
- Item #54 - James C. and Laurel P. Strassburger
- Item #56 - Eole B. Maranto
- Item #59 - Joseph Carpentieri
- Item #60 - Walter and Brenda Leona Scott
- Item #61 - Kenneth M. Hall, Sr.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
484-3010

ED LAEMKE JR.
DIRECTOR

September 25, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47 Zoning Advisory Committee Meeting: September 8, 1981

are as follows:

Property Owner: Joseph & Rose Wilder
Location: N/S Birch Hollow Road 104.14' W. of Dorian Road
Existing Zoning: R-1, C
Proposed Zoning: R-1, C
Variance(s) to permit a side yard setback of 2' in lieu of the required 15'.

Address: 100 X 200
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 21a.
- X I. Comments: The note relating to fire proof drywall and brick may comply with Item "E" above - No openings will be permitted in the east wall.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,
Charles E. Sumner
Charles E. Sumner, Chief
Plans Review

CEH:ejj

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: Sept. 3, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: Sept. 8, 1981

RE: Item No: 47, 48, 49, 50, 51
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Mr. and Mrs. Joseph Wilder
3430 Birch Hollow Road
Baltimore, Maryland 21208

October 15, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/S Birch Hollow Road, 104' W of Dorian Road
Case #82-119-A Item #47

TIME: 10:00 A.M.

DATE: Tuesday, November 10, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Mr. & Mrs. Joseph Wilder
3430 Birch Hollow Road
Baltimore, Maryland 21208

RE: Petition for Variance
N/S of Birch Hollow Road, 104'
W of Dorian Road - 3rd Election
District
Joseph Wilder, et ux - Petitioners
NO. 82-119-A (Item No. 47)

Dear Mr. & Mrs. Wilder:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

| PETITION MAPPING PROGRESS SHEET | | | | | | | | | | |
|---|----------|----|----------------------------------|----|-----------|----|---------|----|-----------|----|
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>DI</u> | | | Revised Plans: | | | | | | | |
| Previous case: <u>77-2472</u> | | | Change in outline or description | | Yes | | No | | | |
| | | | Map # | | | | | | | |

78-734 in vicinity

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 24th day of August, 1981.*

Filing Fee \$25.00

Received: ☒ Check

☐ Cash

☐ Other

Item 47

Petitioner Joseph & Rose Wilder Submitted by Joseph Wilder

Petitioner's Attorney Reviewed by DI

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

